



# CITY OF HENDERSON PLANNING COMMISSION AGENDA

Regular Meeting  
Meeting Date: February 16, 2006  
Meeting Time: 7:00 p.m.

City Council Chambers  
240 Water Street  
Henderson, NV 89015

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**Notice to persons with special needs:** Those requiring special assistance or accommodation at the meeting should contact the **Community Development Department by telephoning (702) 267-1500** or TTY telephone 702-267-6358 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order. All items are action items unless otherwise noted.

*Community Development Department Web Site Address: <http://www.cityofhenderson.com>*

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- I. **CALL TO ORDER, CONFIRMATION OF POSTING, AND ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ACCEPTANCE OF AGENDA**

Agenda items containing Comprehensive Plan amendments, zoning map and Development Code amendments, vacations, and planned unit developments will be heard at the City Council meeting on March 7, 2006, at 7:00 p.m., in the Henderson City Council Chambers, unless the Planning Commission acts otherwise.

Unless appealed or otherwise indicated by this agenda or the Planning Commission, design reviews, tentative maps, conditional use permits, variances, master sign plans, or combinations thereof, will receive final decision from the Planning Commission at this meeting. Appeals of approvals or denials must be submitted to the Director of Community Development within nine calendar days of notice to the City Clerk. Unless appealed, final decisions will become effective on the tenth calendar day after notice to the City Clerk. If the last day falls on a weekend or a City-observed holiday, the time is extended to the first working day after the weekend/holiday.

Briefings with Commissioners (in groups of three or fewer) may be held at the request of an applicant or any interested individual for any application. The briefings, if requested, will be held at 4:00 p.m. and 5:00 p.m. on the Monday preceding the Planning Commission meeting at which the item will be heard. The deadline for requesting briefings is 5:00 p.m. on Tuesday, the week before Planning Commission.

Any member of the public is welcome to attend any of the briefing sessions. For more information, please contact the Community Development Department at 267-1500.

**IV. CONSENT AGENDA**

Chairman Shaw will introduce the consent agenda, offering anyone present an opportunity to remove any items for discussion.

1.	MINUTES	REGULAR MEETING – JANUARY 12, 2006	<b>FINAL</b>
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2.	DRA-06-550001	DESIGN REVIEW DESERT ROSE ADULT GROUP HOME APPLICANT: MARGARITA ELEGUE	<b>3/7/06</b>
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Conversion of a existing carport into office space and construction of a new carport for a group living – assisted living (residential group home for the elderly) at 271 E. Desert Rose, in the Black Mountain Planning Area.

3.	SP-34-94-A2	MASTER SIGN PLAN AMENDMENT SUNSET VILLAGE SQUARE APPLICANT: PETER TRAUTH	<b>FINAL</b>
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Amend a previously approved master sign plan to allow additional signage at 2031 W. Sunset Road, in the Green Valley North Planning Area.

4.	SP-32-98-A2	MASTER SIGN PLAN AMENDMENT BUDGET CAR & TRUCK RENTAL/SALES APPLICANT: MARK WHITEHOUSE, NEVADA SIGN	<b>FINAL</b>
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Amend a previously approved master sign plan to allow a 100-foot-tall flag pole at 551 N. Gibson Road, in the Midway Planning Area.

5.	MSP-05-590020	MASTER SIGN PLAN SEVEN HILLS CENTER II APPLICANT: YOUNG ELECTRIC SIGN CO.	<b>FINAL</b>
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A master sign plan at 3001-3007 Horizon Ridge Parkway, in the Westgate Planning Area.

6.	TMA-05-620040-A1	TENTATIVE MAP AMENDMENT KB HOME @ SOUTH EDGE POD 1-2 APPLICANT: KB HOMES NEVADA, INC.	<b>FINAL</b>
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Amend a previously approved tentative map to increase the number of residential lots from 230 (186 single-family and 44 common) to 245 (174 single-family, 27 condominiums and 44 common) on 28.5 acres located south of Volunteer Boulevard and west of Anthem, in the West Henderson Planning Area.

7.	TMA-05-620083	TENTATIVE MAP CENTOSA COURT RESIDENCES APPLICANT: SHYAM NADKARNI	<b>FINAL</b>
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A 14-lot (11 residential and 3 common) multifamily residential subdivision on .9 acre located at 71 and 75 Oklahoma Drive, in the Downtown Redevelopment Area and Townsite Planning Area.

8.	TMA-05-620094	TENTATIVE MAP TUSCANY PARCEL 5 APPLICANT: COMMERCE ASSOCIATES, LLC.	<b>FINAL</b>
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A 141-lot (137 residential and 4 common) residential subdivision on 29.7 acres generally located north of Sunset Road and west of Olivia Parkway, in the Tuscany Hills Redevelopment and Calico Ridge Planning Areas.

9.	TMA-05-620095	TENTATIVE MAP TUSCANY PARCEL 10 APPLICANT: COMMERCE ASSOCIATES, LLC.	<b>FINAL</b>
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An 81-lot (79 residential and 2 common) residential subdivision on 14.9 acres generally located north of Sunset Road and east of Olivia Parkway, in the Tuscany Hills Redevelopment and Calico Ridge Planning Areas.

10.	VAC-042-05	VACATION APPLICANT: RIO DEVELOPMENT COMPANY, INC./KB HOMES NEVADA INC.	<b>3/7/06</b>
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Petition to vacate portions of a Non-Exclusive Blanket Easement for Public Drainage Purposes and Municipal Utility Easement in the Northwest Quarter of Section 1, Township 22 South, Range 61 East, M.D.M., generally located southeast of Seven Hills Drive and Sunridge Heights Parkway, in the Westgate Planning Area.

11.	VAC-043-05	VACATION APPLICANT: KB HOMES NEVADA, INC.	<b>3/7/06</b>
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Petition to vacate the Non-Exclusive Utility Easements over Common Elements A, D & E of Seven Hills Parcel I in the Northwest Quarter of Section 1, Township 22 South, Range 61 East, M.D.M., generally located southeast of Seven Hills Drive and Sunridge Heights Parkway, in the Westgate Planning Area.

12.	ZCO-02-670052-E2	EXTENSION OF TIME ZONE CHANGE/OVERLAY CLEARWATER CANYON UNIT 10 APPLICANT: CRESTDALE ASSOCIATES, LTD.	<b>3/7/06</b>
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Extension of time for a rezoning request from RS-6 (Low-Density Residential) to CN-PUD (Neighborhood Commercial with Planned Unit Development Overlay) on 1.3 acres, generally located 300 feet south of Crystal Stream Lane and west of Arroyo Grande Boulevard, in the Green Valley Ranch Planning Area.

**V. UNFINISHED BUSINESS**

13.	a) CPA-05-520035 b) ZCO-05-670085 c) CUP-05-540119	CONTINUED PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY USE PERMIT SAGE MOUNTAIN APPLICANT: PLISE COMPANIES, LLC	<b>3/7/06</b> <b>3/7/06</b> <b>FINAL</b>
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- a) Amend the Land Use Policy Plan from General Commercial and Business Park to General Commercial on 68 acres;
- b) Rezone from CO-MP (Office Commercial with Master Plan Overlay) and IP-MP (Industrial Park with Master Plan Overlay) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 126 acres; and
- c) Three taverns; generally located at the northwest corner of Executive Airport Drive and Bruner Avenue, in the Westgate Planning Area.

14.	CUP-05-540036-A1	CONTINUED PUBLIC HEARING USE PERMIT AMENDMENT THE PRESCHOOL AT SEVEN HILLS APPLICANT: THE CHURCH AT SOUTH LAS VEGAS	<b>FINAL</b>
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Amend a previously approved use permit for a religious assembly to add pre-school/child-care services at 3051 Horizon Ridge Parkway, in the Westgate Planning Area.

15.	ZCO-05-670024	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY UPTOWN OLD TOWN APPLICANT: DIVERSIFIED LAND HOLDINGS	<b>3/7/06</b>
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Rezone from CH (Highway Commercial) and IP (Industrial Park) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 7 acres, generally located southwest of Horizon Drive and Boulder Highway, in the Highland Hills Planning Area.

16.	ZCO-05-670074	CONTINUED PUBLIC HEARING ZONE CHANGE OVERLAY HENDERSON 2 APPLICANT: MAMMOTH EQUITIES	<b>3/6/06</b>
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Rezone from CC (Community Commercial) to CC-PUD (Community Commercial with Planned Unit Development Overlay) on 6.1 acres located west of St. Rose Parkway and east of the intersection of Manhattan Road and Candelaria Drive, in the Westgate Planning Area.

17.	a) ZCO-05-670090 b) CUP-05-540115	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY USE PERMIT JAMES E. AND RAE SMALLEY ELEMENTARY SCHOOL APPLICANT: CLARK COUNTY SCHOOL DISTRICT	<b>3/7/06          FINAL</b>
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- a) Rezone from RS-1A-RN (Low-Density Residential with Rural Neighborhood Overlay) to PS-RN-PUD (Public/Semipublic with Rural Neighborhood and Planned Unit Development Overlays); and
- b) Public school; on 15.0 acres generally located at the northeast corner of Greenway Road and Paradise Hills Drive, in the Paradise Hills Planning Area.

18.	ZOA-05-680006	CONTINUED PUBLIC HEARING ZONING ORDINANCE AMENDMENT CHECK CASHING REQUIREMENTS APPLICANT: CITY OF HENDERSON	<b>3/7/06</b>
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An ordinance of the City of Henderson to amend Title 19 of the Henderson Municipal Code by amending Sections 19.4.3.F and 19.4.3.G. for the purpose of expanding the check-cashing requirements and setting applicable standards for check-cashing establishments within the City of Henderson.

**VI. NEW BUSINESS**

19.	CUP-04-540079-A1	PUBLIC HEARING CONDITIONAL USE PERMIT AMENDMENT SPRINT/NEXTEL NV8345A APPLICANT: NEFI GARCIA	<b>FINAL</b>
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Amend a previously approved conditional use permit to allow collocation of cellular antennas on an approved 80-foot-tall flagpole, generally located at the northwest corner of Bicentennial Parkway and Anthem Parkway, in the Anthem Planning Area.

20.	CUP-05-540006-A1	USE PERMIT AMENDMENT SAGE MOUNTAIN APPLICANT: SAGE MOUNTAIN I, LLC	<b>FINAL</b>
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Amend a previously approved use permit for a short-term mining and processing facility (rock-crusher) to permit off-site hauling of excess materials, generally located southwest of the corner of Executive Airport Drive and Volunteer Boulevard, in the Westgate Planning Area.

21.	CUP-05-540126	PUBLIC HEARING CONDITIONAL USE PERMIT KIM ACCESSORY LIVING QUARTERS APPLICANT: YOUNG TEA & SOO YOUNG KIM	<b>FINAL</b>
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Accessory living quarters (guest house) at 512 Hull Street, in the Foothills Planning Area.

22.	CUP-05-540128	PUBLIC HEARING CONDITIONAL USE PERMIT MESSAGE ENVY APPLICANT: ALAN & THERESA LAHRS	<b>FINAL</b>
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A personal services facility (massage studio) at 10845 S. Eastern Avenue, Suite #100, in the Westgate Planning Area.

23.	CUP-06-540001	PUBLIC HEARING CONDITIONAL USE PERMIT SUNBELT RENTALS APPLICANT: SUNBELT RENTALS	<b>FINAL</b>
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An aboveground 1,500-gallon fuel tank at 175 Pacific Center Drive, in the Gibson Springs Planning Area.

24.	CUP-06-540002	PUBLIC HEARING CONDITIONAL USE PERMIT BRAVO FUEL TANKS APPLICANT: BRAVO UNDERGROUND, INC.	<b>FINAL</b>
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Aboveground 500-gallon gasoline and 12,000-gallon diesel fuel tanks at 1183 Center Point Drive, in the Gibson Springs Planning Area.

25.	ZCO-04-670053-A1	PUBLIC HEARING ZONE CHANGE/OVERLAY LAMPLIGHT VILLAGE @ STEPHANIE APPLICANT: LENNAR COMMUNITIES	<b>3/7/06</b>
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Amend a previously approved zone change/overlay for the purpose of revising the site plan on 6.2 acres, generally located at the northwest corner of Paseo Verde Parkway and Chapata Drive, in the McCullough Hills Planning Area.

26.	ZCA-05-660015	PUBLIC HEARING ZONE CHANGE CARNEGIE COMMERCIAL CENTER APPLICANT: MARK CASEY	<b>3/7/06</b>
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Rezone from RS-2 (Low-Density Residential) to CO (Office Commercial) on 4.6 acres, generally located at the northwest corner of Carnegie Street and Horizon Ridge Parkway, in the Green Valley Ranch Planning Area.

27.	ZCA-05-660016	PUBLIC HEARING ZONE CHANGE PACIFIC MISSION PLAZA APPLICANT: ALEX MAGLARES/ANGELO TOURLIS	<b>3/7/06</b>
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Rezone from RS-1 (Low-Density Residential) to CN (Neighborhood Commercial) on 2.5 acres at 401 E. Horizon Ridge Parkway, in the Paradise Hills Planning Area.

28.	a) ZCA-06-660000 b) TMA-06-620000	PUBLIC HEARING ZONE CHANGE/OVERLAY TENTATIVE MAP VILLA SERENA CONDOMINIUMS APPLICANT: VILLA SERENA NEVADA, INC.	<b>3/7/06 FINAL</b>
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- a) Rezone from RM-16-MP (Medium-Density Residential with Master Plan Overlay) to RM-16-MP-PUD (Medium-Density Residential with Master Plan and Planned Unit Development Overlays) to convert existing apartments to condominiums; and
- b) A 288-unit residential tentative map; on 18 acres located at 325 N. Gibson Road, in the Gibson Springs Planning Area.

29.	a) ZCA-06-660001 b) TMA-06-620001	PUBLIC HEARING ZONE CHANGE/OVERLAY TENTATIVE MAP SIENA HEIGHTS CONDOMINIUMS APPLICANT: JACK BRANAGH	<b>3/7/06 FINAL</b>
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- a) Rezone from RM-16-MP (Medium-Density Residential with Master Plan Overlay) to RM-16-MP-PUD (Medium-Density Residential with Master Plan and Planned Unit Development Overlays) to convert existing apartments to condominiums; and
- b) A 360-unit residential tentative map; on 21.5 acres located at 2951 Siena Heights Drive, in the Westgate Planning Area.

**VII. PUBLIC COMMENT**

Issues brought before the Commission may not be acted upon at this meeting. The Commission will forward public comments to the appropriate body for follow-up (NRS 241.020). Items on this agenda must be discussed during that portion of the meeting.

**VIII. STAFF'S/CHAIRMAN'S BUSINESS**

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**Posted on February 9, 2006, at the following locations:**  
Paseo Verde Library, 280 South Green Valley Parkway  
City Hall, 240 Water Street, 1<sup>st</sup> Floor Lobbies  
Whitney Ranch Recreational Center, 1575 Galleria Drive  
Fire Station No. 86, 96 Via Antincendio